CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2024

Stephen Dunbar, AIA Modulus Architects 8220 San Pedro Dr. NE Albuquerque, NM 871113

Re: Netflix Studios/ Vendor Support/ BLDG 1
5650 University Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-28-22 (R16-DA3006A)
Certification dated 11-22-24

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 12-10-24, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary</u> Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Traffic Certificate must be stamped by the architect.
- Per approved site plan, The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space

NM 87103

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

www.cabq.gov

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:		Hydrology File #	
Legal Description:			
City Address, UPC, OR Parcel	:		
Applicant/Agent:		Contact:	
Address:			
Email:			
Applicant/Owner:		Contact:	
Address:		Phone:	
Email:			
(Please note that a DFT SITE is or	ne that needs Site Plan A	pproval & ADMIN SITE is one that does not need it.)	
TYPE OF DEVELOPMENT:	PLAT (#of lots)	RESIDENCE	
	DFT SITE	ADMIN SITE	
RE-SUBMITTAL: YES	NO		
DED A DEMENT. TO A NI	SDODT A TION	HVDDOLOGV/DD A DIA CE	
DEPARTMENT: TRANS	SPORTATION	HYDROLOGY/DRAINAGE	
Check all that apply under Both	the Type of Submittal	and the Type of Approval Sought:	
TYPE OF SUBMITTAL:		TYPE OF APPROVAL SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION		BUILDING PERMIT APPROVAL	
PAD CERTIFICATION		CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN		CONCEPTUAL TCL DFT APPROVAL	
GRADING & DRAINAGE PLAN		PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT		FINAL PLAT APPROVAL	
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT DFT	
CLOMR/LOMR		APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE		SIA/RELEASE OF FINANCIAL GUARANTEE	
		FOUNDATION PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL		GRADING PERMIT APPROVAL	
TRAFFIC IMPACT STUDY (TIS)		SO-19 APPROVAL	
STREET LIGHT LAYOUT		PAVING PERMIT APPROVAL	
OTHER (SPECIFY)		GRADING PAD CERTIFICATION	
- 111211 (C1 2011 1)		WORK ORDER APPROVAL	
		CLOMR/LOMR	
		OTHER (SPECIFY)	
DATE SUBMITTED:			



Planning Department – Transportation & Hydrology

City of Albuquerque 600 2nd Street NW, Suite 201 Albuquerque, NM 87102 925.965.4475

November 22, 2024

RE: Traffic Certification for Vendor Support Bldg, within Albuquerque Studios.

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance and in accordance with the design intent of the Architectural Site Plan (PR-2023-008842), dated 10/6/2023. I further certify that 1, personally visited the site on 11/18/2024 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions with minor modification and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy, as indicated within the attached approval document.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA

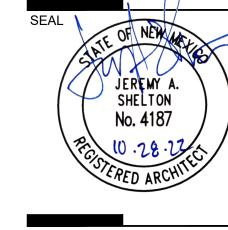
Principal in Charge Modulus Architects, Inc.

8220 San Pedro Dr. NE, Suite 520

Stephen A. Dunbar

Albuquerque, NM 87113

(O) 505.338.1499



RAWN BY	JD
EVIEWED BY	D/P/S
ATE	08/15/2023
ROJECT NO.	20-0072.008
RAWING NAME	

OVERALL SITE PLAN ANNOTATED CHANGES

AS100C

ADMINISTRATIVE AMENDMENT

FILE #: SI-2023-01209 PROJECT #: PR-2023-008842

Alternative Landscape plan for the Albuquerque Studios Expansion; Action requests

to consolidate (2) previously approved site plans (north & east) into one, to comply

with ABCWUA's condition that both site plans be consolidated; Landscape areas

adjusted throughout site; Submittal meets IDO 14-16-5-6(C)(2)(a);

Submittal meets all criteria in IDO 14-16-5-6(C)(16); A buffer meeting the standards

APPROVED BY

Digitally signed by James M. Aranda DN: cn=James M. Aranda, o=City of Albuquerque, ou=Planning Department, email=jmaranda@cabq.gov, c=US Date: 2023.10.06 10.57:11-06'00'

10/6/2023

DATE